



MINUTES OF THE BOARD OF COMMISSIONERS
OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-
Clerk of the Board of Commissioners
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

Chief Administrative Officer

At its meeting held April 18, 2006, the Board, acting as the Board of Commissioners of the Community Development Commission of the County of Los Angeles took the following action:

1-D

Supervisor Molina made the following statement:

“On February 7, 2006, the Board authorized the Chief Administrative Office to transfer to the Community Development Commission \$4,200,000 from the First District's Project and Facility Development Fund for acquisition and development of a community park in Avocado Heights.

“The Commission has identified property located at 553 South 4th Avenue, in the unincorporated area of Avocado Heights, as suitable for the park. The property is owned by the Trust for Public Land, a 503(c) nonprofit organization.

“The Commission wishes to purchase the property from the Trust for Public Land for a purchase price not exceeding \$2,200,000 for future use as a community park. The Commission will also incur transactional costs in the amount of \$461,700, which includes \$240,000 to the Trust for Public Land for pre-development costs and administrative fees, and \$221,700 to the Commission for closing costs and administrative expenses. Additionally, the Commission will reserve a contingency amount of \$338,300. The total acquisition costs for the property will not exceed \$3,000,000.

“The property consists of approximately five acres that are vacant, except for a vacant and dilapidated single-family residence that is no longer viable for occupancy. The property will be used for park purposes. The property will be purchased for the appraised fair market value in an ‘as is’ condition, as established by an independent appraiser. All purchase documents will be approved as to form by County Counsel prior to execution.

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“Following acquisition, the existing structure will be demolished and the site cleared for a community park. This action is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines 15316, because it involves acquisition of land that will be retained in its natural condition and does not have the potential for causing a significant effect on the environment. If future plans are made and approved which will alter this land from its current natural condition, CEQA review will be necessary at that time.”

Therefore, on motion of Supervisor Molina, seconded by Supervisor Antonovich, unanimously carried (Supervisor Burke being absent), the Board, acting as the Board of Commissioners of the Community Development Commission of the County of Los Angeles, took the following actions:

1. Authorized the Executive Director to purchase from the Trust for Public Land, real property located at 553 South 4th Avenue, La Puente, in the unincorporated area of Avocado Heights, for a total amount not to exceed \$2,200,000, using the First District's Project and Facility Development Fund, for future development of a community park;
2. Made a finding that the aforementioned action is exempt from the California Environmental Quality Act; and
3. Authorized the Executive Director to take the following related actions:
 - Incur transactional costs in the amount of \$461,700, which includes \$240,000 to the Trust for Public Land for pre-development and administrative costs and \$221,700 to the Commission for closing and administrative costs, to complete the purchase of the subject property; and
 - Reserve a contingency amount of \$338,300 for any unforeseen costs related to the purchase of the above property, and to enter into and execute all documents required for the acquisition of the property.

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Copies distributed:

Each Supervisor

County Counsel

Executive Director of the Community
Development Commission